

Nordic Dream Paradise Condominium – AGM 2023

Overview of major Maintenance and Repair - NDPC 2022.

• Installation Fire Alarm system in NLD. Note 1	THB 140.170,-
• Safety Inspection Building.	THB 22.500,-
• Cleaning pool area, repair drain system, empty septic tank for common WC.	THB 39.500,-
• Purchase 15pc lamps, 100pc light bulbs and 200pc stainless screws/plugs – DP.	THB 15.000,-
• Replace all DP facade light bulbs and re-bolting all common lamps.	THB 21.000,-
• Purchase 80pc light bulbs, 160pc stainless screws/plugs – NLD. Note 2	THB 5.000,-
• Replace all NLD façade light bulbs and re-bolting all common lamps.	THB 14.500,-
• Installation of smoke detectors inside all NLD bedrooms. Note 3	THB 48.750,-
• Replace of DP elevator 12VDC batteries as required by Kone.	THB 13.963,-
• Modify DP emergency staircase handrail as required after building inspection.	THB 7.490,-
• Service NDPC's outdoor 250kVA electrical transformer and check of NLD and DP 440V Main Distribution.	THB 24.610,-
• Minor outside repair of building cracks and belonging painting.	THB 9.790,-
• Construction of roof for motorbike and bicycle parking. Note 4	THB 190.500,-
Total	THB 552.773 ,-

Note 1

Due to safety for tenants, the building itself and requirements from 3rd party Safety Inspection, the Board decided in the Board Meeting 4-2021 to install Fire Alarm system NLD. The tendering process started shortly after the meeting and regular checks for fire was carried out by the Security Staff.

Note 2

Due to safety reasons all common outdoor lamps on DP and NLD facade was remounted to the concrete wall. All light bulbs were replaced by use of energy saving type.


Note 3

Due to lack of building drawings the installation of smoke detectors in all NLD bedrooms was not included in the first quotation.

Note 4

Due to NDPC's financial situation the roof for parking of motorbikes and bicycles was postponed in the Board Meeting 2-2022. However, after several complains from Co-Owners regarding missing parking area, the Board approved to start the construction as soon as possible. The goal was to reorganize the parking of all type of vehicles as best as possible.

Pratumnak, January 2023.



Olav Lindal

On behalf of the Board